

ZONING DATA :

RESIDENTIAL (R) – SECTION 210, BLOCK 11, LOT 5
EXISTING USE: ONE FAMILY RESIDENCE
PROPOSED USE: ONE FAMILY RESIDENCE

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	20,000 SQ.FT.	12,589 SQ.FT.(*)	6,625 SQ.FT.(**)
MIN. LOT WIDTH	100 FT.	53.0 FT.(*)	53.0 FT.(*)
FRONT SETBACK	35 FT.	20.8 FT.(*)	20.8 FT.(*)
MIN. FRONT YARD	35 FT.	13.0 FT.(*)	13.0 FT.(*)
MIN. REAR SETBACK	35 FT.	154 FT.	59 FT.
MIN. REAR YARD	10 FT.	152 FT. ±	57.0 FT. ±
MIN. SIDE SETBACK	20 FT.	7.1 FT.(*)	7.1 FT.(*)
TOTAL SIDE SETBACK	50 FT.	16.7 FT.(*)	16.7 FT.(*)
MIN. SIDE YARD	10 FT.	7.1 FT.(*)	7.1 FT.(*)
MIN. STREET FRONTAGE	80 FT.	53.0 FT.(*)	53.0 FT.(*)
MAX. BLDG. HEIGHT	35 FT./3 STRY.	≤ 35 FT./3 STRY.	≤ 35 FT./3 STRY.
DEVELOPMENT COVERAGE	35%	14.7% ±	28.0% ±
MIN. LOT DEPTH	125 FT.	237.5 FT.	237.5 FT.
LIVABLE FLOOR AREA	1,250 SF	>1,250 SF	>1,250 SF

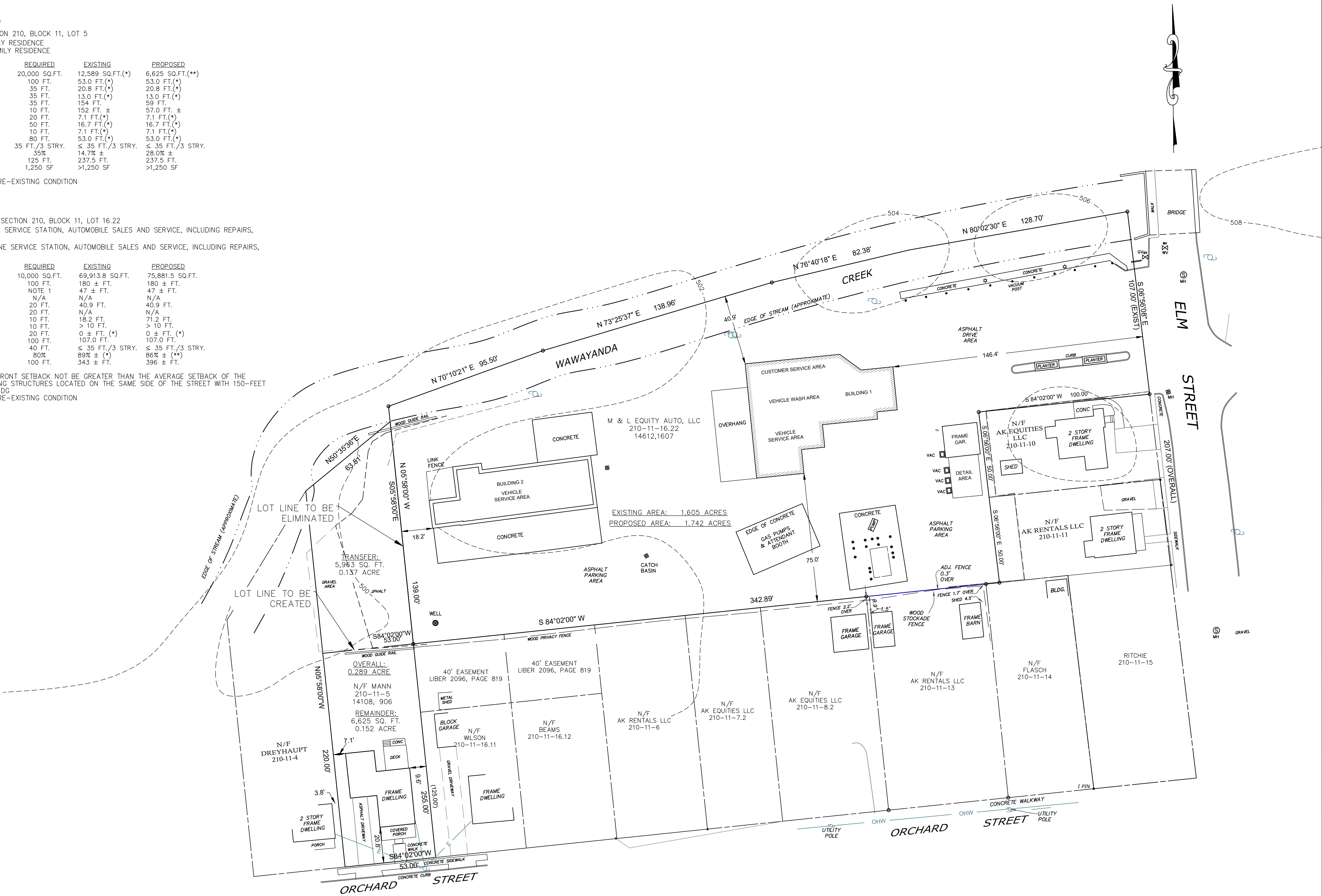
(*) NON–CONFORMING, PRE–EXISTING CONDITION
(**) NON–CONFORMING

LIGHT INDUSTRIAL (LI) – SECTION 210, BLOCK 11, LOT 16.22

EXISTING USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND SERVICE, INCLUDING REPAIRS, AND CAR WASHES.
PROPOSED USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND SERVICE, INCLUDING REPAIRS, AND CAR WASHES.

ITEM	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	10,000 SQ.FT.	69,913.8 SQ.FT.	75,881.5 SQ.FT.
MIN. LOT WIDTH	100 FT.	180 ± FT.	180 ± FT.
FRONT SETBACK	NOTE 1	47 ± FT.	47 ± FT.
MIN. FRONT YARD	N/A	N/A	N/A
MIN. REAR SETBACK	20 FT.	40.9 FT.	40.9 FT.
MIN. REAR YARD	20 FT.	N/A	N/A
MIN. SIDE SETBACK	10 FT.	18.2 FT.	71.2 FT.
TOTAL SIDE SETBACK	10 FT.	> 10 FT.	> 10 FT.
MIN. SIDE YARD	20 FT.	0 ± FT. (*)	0 ± FT. (*)
MIN. STREET FRONTAGE	100 FT.	107.0 FT.	107.0 FT.
MAX. BLDG. HEIGHT	40 FT.	≤ 35 FT./3 STRY.	≤ 35 FT./3 STRY.
DEVELOPMENT COVERAGE	80%	89% ± (*)	86% ± (**)
MIN. LOT DEPTH	100 FT.	343 ± FT.	396 ± FT.

NOTE 1: THE REQUIRED FRONT SETBACK NOT BE GREATER THAN THE AVERAGE SETBACK OF THE TWO NEAREST NEIGHBORING STRUCTURES LOCATED ON THE SAME SIDE OF THE STREET WITH 150- FEET OF THE PROPOSED BUILDING
(*) NON–CONFORMING, PRE–EXISTING CONDITION
(**) NON–CONFORMING



GENERAL NOTES

- TAX MAP DESIGNATION: SECTION 210, BLOCK 11, LOT 5 & 16.22
18 ELM STREET, WARWICK, NY 10990
42 ORCHARD STREET, WARWICK, NY 10990
- RECORD OWNERS / APPLICANTS:
SBL: 210–11–16.22
M & L EQUITY AUTO, LLC
18 ELM STREET
WARWICK, NY 10990
SBL: 210–11–5
VANESSA MANN
42 ORCHARD STREET
WARWICK, NY 10990
- PROPERTY AREAS:
210–11–16.22: EXISTING: 1.605 ACRES
PROPOSED: 1.742 ACRES
210–11–5: EXISTING: 0.289 ACRES
PROPOSED: 0.152 ACRES
- ZONING AND USES:
SECTION 210, BLOCK 11, LOT 16.22 – LIGHT INDUSTRIAL (LI)
EXISTING USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND SERVICES, INCLUDING REPAIRS, AND CAR WASHES.
PROPOSED USES: GASOLINE SERVICE STATION, AUTOMOBILE SALES AND SERVICES, INCLUDING REPAIRS, AND CAR WASHES.
SECTION 210, BLOCK 11, LOT 5 – RESIDENTIAL (R)
EXISTING USE: ONE FAMILY RESIDENCE
PROPOSED USE: ONE FAMILY RESIDENCE
- EXISTING WATER SUPPLY: VILLAGE OF WARWICK WATER SYSTEM
- EXISTING SEWAGE DISPOSAL: VILLAGE OF WARWICK SEWER SYSTEM
- SURVEY INFORMATION PROVIDED BY SCHMICK SURVEYING, INC. P.L.S., DATED MARCH 10, 2023. TOPOGRAPHY INFORMATION TAKEN FROM ORANGE COUNTY IMAGE MATE.

VICINITY MAP

SCALE: 1" = 200'±



LEGEND

---	EXISTING PROPERTY LINE
---	OVERHEAD UTILITY LINES
---	STREAM
---	EXISTING CONTOUR

CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITY LINES, WHETHER IN THE PUBLIC RIGHT-OF-WAY, IN EASEMENTS, OR IN PRIVATE PROPERTY PRIOR TO STARTING ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES THROUGHOUT THE COURSE OF CONSTRUCTION. PROJECT SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CALL BEFORE YOU DIG UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION 2 FULL WORKING DAYS BEFORE YOU DIG AT 1-800-962-7962.

APPROVED FOR FILLING:

OWNER(S) DATE

OWNER(S) DATE

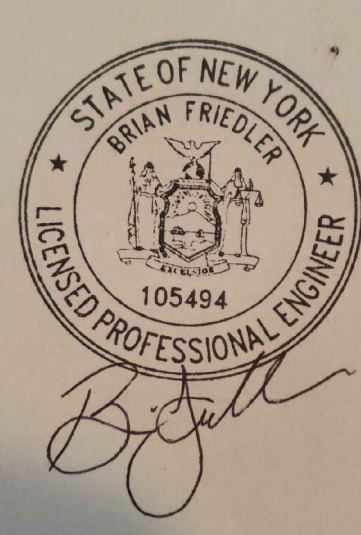
APPROVED AS A FINAL SITE PLAN BY A RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF WARWICK ON _____

CHAIRMAN DATE

VILLAGE ENGINEER DATE

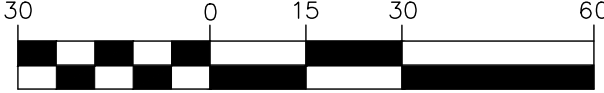
COPIES OF THIS DOCUMENT WITHOUT AN ACTUAL OR FACSIMILE OF THE ENGINEER'S SIGNATURE AND AN ORIGINAL STAMP OR EMBOSSED SEAL SHALL BE CONSIDERED INVALID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DOCUMENT BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209 SUBSECTION 2 OF THE NEW YORK STATE EDUCATION LAW.



BRIAN FRIEDLER, P.E.
NEW YORK LICENSE # 105494

GRAPHIC SCALE



SITE PLAN

M&L EQUITY AUTO, LLC
LOT LINE CHANGE

SECTION 210 BLOCK 11 LOTS 5 & 16.22
VILLAGE OF WARWICK
ORANGE COUNTY, NEW YORK

FRIEDLER ENGINEERING, PLLC

PH. 845.544.5662
9 LOCUST STREET WARWICK, NEW YORK 10990
FRIEDLERENGINEERING@OUTLOOK.COM

DRAWN BY BJF	CHECKED BY BJF	SCALE AS SHOWN	JOB NO. FE-23037	SHEET NO. 1 OF 1
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